
Z-2577
LAFAYETTE REDEVELOPMENT COMMISSION
GB TO CB

STAFF REPORT
July 10, 2014

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner is requesting rezoning of four lots, located on the east side of N. 5th Street between Cincinnati and Brown Streets in the Centennial Neighborhood in order to develop single-family residential townhouses. The address is 506 Brown Street, Lafayette, Fairfield 20 (SE) 23-4. WITH COMMITMENT.

ZONING HISTORY AND AREA ZONING PATTERNS:

Since the 1998 neighborhood rezone brought about by NUZO, rezoning activity in the vicinity has been limited primarily to two planned developments (Z-1579 and Z-1853) which established residential townhouse/brownstone type projects that this petition is essentially seeking to imitate.

AREA LAND USE PATTERNS:

The Centennial Neighborhood is known for its urban, mixed-use patterns: residences interspersed with small businesses and industries, churches and public buildings. The subject property, presently cleared, is the former site of a Midwest Rentals facility. Mixed-density residential uses presently surround the site.

TRAFFIC AND TRANSPORTATION:

According to the *Thoroughfare Plan* North 5th Street is classified as an urban primary arterial while Cincinnati and Brown Streets are classified as local roads. Vehicular access to the proposed townhouses' detached garages would occur from the existing alley that bisects the block.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities serve the site.

COMMITMENT:

The CB zone is a true urban, downtown zone. In order to protect neighbors' interests and conform with the adopted *Historic Centennial Neighborhood Plan's* future land use plan, a commitment is being submitted that restricts the building height to two-stories and the use of the property to single-family residential (with allowances for home occupations; an allowance already enjoyed by all other residentially zoned properties in the neighborhood). This commitment ensures the site cannot take advantage of all that the CB zone would normally afford a property owner.

STAFF COMMENTS:

The adopted *Historic Centennial Neighborhood Plan's* policies and the Centennial Neighborhood Association have promoted, as a redevelopment strategy, the revitalization of the neighborhood through residential owner occupancy. This rezone petition would set the stage to create more opportunities for home ownership in an urban context. This petition also highlights the limitations of our current crop of conventional zoning districts in that only through planned development zoning or the commitment process can an urban, single-family attached townhouse project be constructed – a limitation to be addressed in the coming months with the likely creation of a zoning district that specifically permits the development of single-family attached structures as a matter of right.

Ready to move forward on a worthy project, the City of Lafayette is proceeding with the tools available to them. And, until more appropriate tools are available in our Zoning Ordinance, staff supports their efforts.

STAFF RECOMMENDATION:

Approval of both the rezone and commitment.